

06 February 2023

Attn: Michael Juttner
Manager, Development Approvals and Design
Department of Transport and Planning
1 Spring Street, Melbourne
Victoria 3000

Dear Michael,

**PLANNING PERMIT APPLICATION - RED CLIFFS TERMINAL STATION
718 WOOMERA AVENUE RED CLIFFS 3496**

1.0 Introduction

AECOM Australia Pty Ltd (AECOM) acts on behalf of AusNet Services (the Applicant) to provide the enclosed application for a Planning Permit for buildings and works associated with the AusNet Red Cliffs Terminal Station (RCTS) (the Project) at 718 Woomera Avenue Red Cliffs 3496 (Lot 1 on Title Plan 12019) (the site) (refer to Figure 1).

This application is to enable works associated with and in support of the TransGrid Energy Connect Red Cliffs to Buronga Powerline Upgrade Project, approved via PA2101252 in November 2021 (Project EnergyConnect).

The proposed works associated with this application include:

- The construction of a new 220kV switchyard bay
- The installation of 2 x 250V Direct Current (DC) battery cubicles and internal building work to the existing battery room for new protection and communications panels
- Upgrades to the communication and secondary equipment
- Minor upgrades of an existing 220kV switchyard bay
- Demolition, removal and relocation of existing earth masts and two additional poles are to be installed within the Substation switchyard to support the new overhead line connections.



Figure 1 Site and Red Cliffs Terminal Station Location (Source: VicPlan, 2023)

A planning permit is required to construct a building or construct or carry out works under the following clauses:

- **Special Use Zone - Clause 37.01-4 (Buildings and works)**
- **Environmental Significance Overlay - Clause 42.01-2 (Permit requirement)**
- **Heritage Overlay - Clause 43.01-1 (Permit requirement).**

This letter provides an assessment of the subject site and surrounds, details of the proposal and an assessment against the relevant provisions of the Mildura Planning Scheme (the Scheme).

The letter is presented as follows:

- Section 1.0 provides an overview of the proposal
- Section 2.0 provides details of the subject site and surrounds
- Section 3.0 details the proposed works
- Section 4.0 outlines the planning policies and controls which are relevant to the proposal
- Section 4.3 assesses the planning proposal against the requirements of relevant planning policies
- Section 6.0 summarises the findings of this letter.

The application is supported by the following documents:

- A recent Certificate of Title at Attachment A
- Application Plans at Attachment B
- A Biodiversity Assessment at Attachment C
- A Cultural Heritage Assessment at Attachment D
- An assessment against the ESO Decision Guidelines at Attachment E.

2.0 Subject Site and Existing Conditions

The Project site contains the existing RCTS and is surrounded by vegetation. The site has a primary frontage to Woomera Avenue and is irregular in shape with a total area of approximately 9.5 hectares. Figure 1 shows the site and the approximate location of the RCTS. Figure 2, Figure 3 and Figure 4 show the existing conditions of the site including the buildings, powerplant, levee and sparse vegetation.

The facilities within the RCTS are set back approximately 60 – 80 metres from Woomera Avenue. Some vegetation to the west shields the view of the RCTS from Woomera Avenue. To the north and east land is more densely vegetated. To the south is the Red Cliffs Main Pumping Station and the Murray River and to the west, across Woomera Avenue is the town of Red Cliffs made up of a number of dwellings and farming land.

Project EnergyConnect entails the construction of several new poles and maintenance tracks along the existing transmission line which runs north of the RCTS site generally adjacent to the Murray River. An access track is proposed to run north along the west side of the transmission corridor with two new entrances at the south and north respectively. The new poles are proposed to extend approximately 500m north of the RCTS site boundary within the transmission corridor.

The purpose of these works is to improve interconnectivity between Victoria and NSW and the Project works subject to this planning permit application will further support this outcome. Refer to Figure 5 for an overview of the approved works of Project EnergyConnect.



Figure 2 Location of new outdoor battery enclosures, adjacent to existing buildings. North orientation. (Source: Red-Gum Environmental Consulting Aboriginal Cultural Heritage Due Diligence Assessment)



Figure 3 Cleared ground within existing substation (Source: Red-Gum Environmental Consulting Aboriginal Cultural Heritage Due Diligence Assessment))



Figure 4 Levee surrounding the site which is ~3m below natural ground (Source: Red-Gum Environmental Consulting Aboriginal Cultural Heritage Due Diligence Assessment)

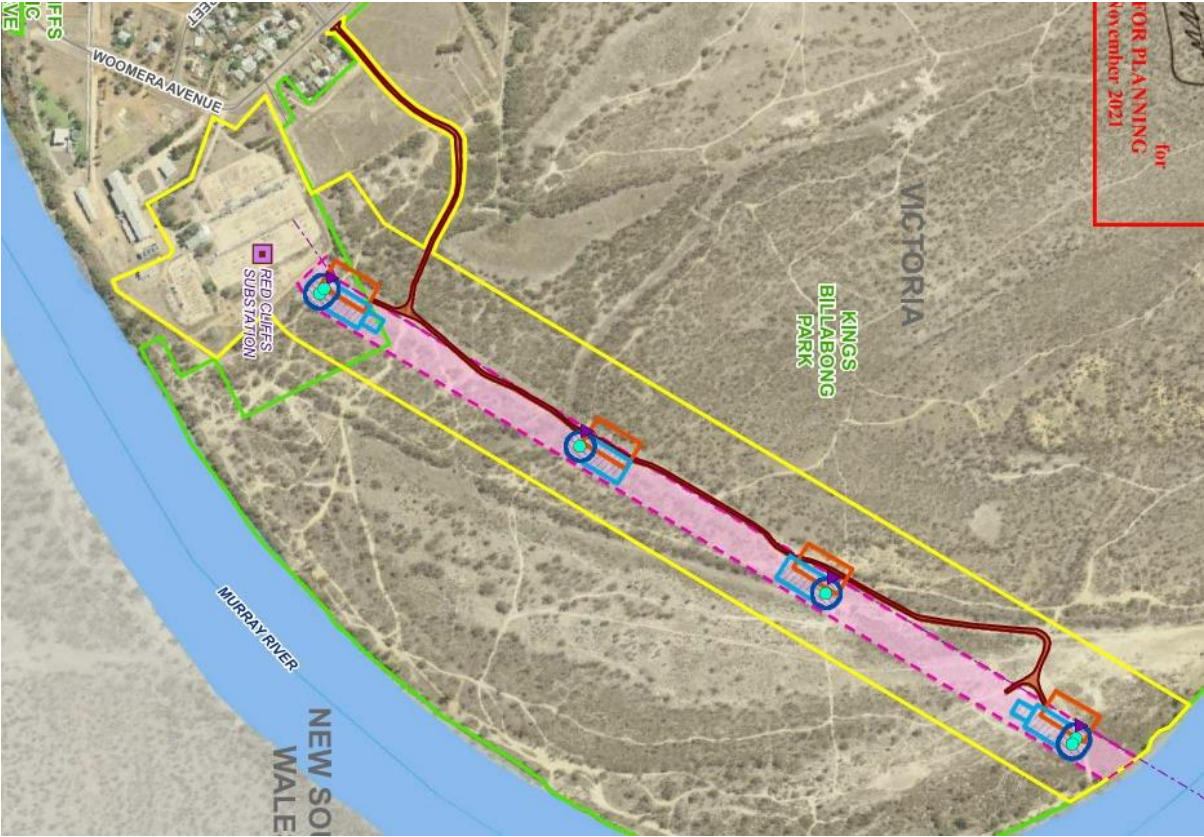


Figure 5 Project EnergyConnect Transmission Corridor Location (Source: PA2101252, Proposal Footprint)

3.0 Proposed Works

The proposal is to upgrade sections of the existing High Voltage Transmission Network Substation (220kV). The works will entail the construction of a new 220kV switchyard bay, the installation of 2 x 250V DC battery cubicles and internal building work to the existing battery room for new protection and communications panels. The communication and secondary equipment will also be upgraded, as well as minor upgrades of an existing 220kV switchyard bay. Demolition, removal and relocation of existing earth masts and two additional poles are to be installed within the Substation switchyard to support the new overhead line connections.

The works at RCTS form a critical component of Project EnergyConnect as the main interconnection between the NSW and VIC High Voltage Transmission Networks. TransGrid are carrying out major upgrade works at the nearby Buronga Substation which will be the starting point of the new 220kV Transmission Line. Once completed, Project EnergyConnect will increase the capacity of renewable generation sources across the National Electricity Market. TransGrid will build, own and operate the new Transmission Line and AusNet Services will retain responsibility of the Substation assets within RCTS.

During construction of the upgrade works, local traffic around the site will be increased during typical working hours with weekend and out of hours works only considered for critical milestones during change over and commissioning. The majority of construction vehicles will be limited to dual axel passenger vehicles and multi axel truck and trailer combinations for the delivery of key plant and equipment. Limited specialised equipment used for establishing plant footings, modifying Transmission Line structures and lifting key plant into position.

The proposed 220kV connection assets are not anticipated to contribute to the existing noise level expected within a High Voltage substation environment. The equipment installed consists of isolators, instrumentation transformers and a circuit breaker which do not inherently produce noise during operation. The proposed 250V battery enclosures will be installed with two split system air conditioning units similar to those used in residential or commercial settings. These units are anticipated to have a negligible impact to the overall noise produced from the site.

The Layout Plan (RCTS-0164978-001) at Attachment B provides an overview of where the main works are proposed, to connect to the TransGrid works (north-east corner of the site) and where the batteries and internal building works are proposed (southern area of the site).

The balance of the plan pack at Attachment B provides:

- Plan of the 220kV switchyard (RCTS-0164979-001)
- Sections of the 220kV switchyard (T2/653/255 and RCTS-0346415-001)
- Details of the new transmission poles and ground wire mast (TL878660 and SK-GWP)
- Details of the battery enclosures (SK-250V).

4.0 Planning Framework

This section summarises planning policies and legislation which are relevant to the Project and identifies relevant planning permit triggers and approval requirements. The Planning Policy Framework (PPF) of the Scheme seeks to ensure that land use and development in Victoria meet objectives of planning as set out in the *Planning and Environment Act 1987*. The PPF is often used to guide more specific planning policies within a Municipality. The Municipal Strategic Statement and Local Planning Policies cover key matters for the municipality. Its purpose is to express state, regional, local and community expectations for areas and land uses.

4.1 Planning policy

The PPF applies to Mildura and the satellite towns of Irymple and Red Cliffs, where the Project site is located, with key policies identified below:

- **Clause 12.01-1S (Protection of biodiversity)** and **Clause 12-01-2S (Native vegetation management)** seek to protect and conserve Victoria's biodiversity and ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. The *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning), 2017) is identified as a policy document for consideration.
- **Clause 13.02-1S (Bushfire planning)** seeks to strengthen the resilience of settlements and communities, in particular to prioritise the protection of human life.
- **Clause 13.05-1S (Noise Management)** aims to assist the management of noise effects on sensitive land uses. Key strategies include minimising the human health impact from noise exposure by suitable design and siting. Key policy document to consider is *Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (Publication 1826, Environment Protection Authority, May 2021).
- **Clause 19.01-1S (Energy supply)** seeks to facilitate the appropriate development of energy supply infrastructure. Strategies of relevance include supporting the development of energy transmission infrastructure and supporting energy infrastructure projects in locations that minimise land use conflicts and take advantage of existing resources and infrastructure networks.
- **Clause 21.05-1 (River and Wetland Health)** and **Clause 21.05-3 (Flooding)** identify the Murray River as a key economic and social driver of the area as well as having a history of flooding in low lying areas. Strategies aim to maintain and preserve the health of the river including management controls and redirecting drainage works and to reduce damage caused by flooding, including restricting further development on land liable to flooding. The site is immediately adjacent to the Murray River.
- **Clause 22.02 (Heritage)** aims to conserve the distinctive and historic characteristics that contribute to the identity of the municipality. The main objectives of the Clause are ensuring cultural significance by reducing inappropriate development and the loss of any culturally significant fabric.

4.2 Land use and development

4.2.1 Land Use Definition

The proposed buildings and works associated with the utility installation is consistent with the land use term 'Utility Installation' pursuant to **Clause 73.03 (Land Use Terms)** of the Scheme which is defined as '*Land used ... to ... transmit, distribute or store power.*'

4.2.2 Zone

The subject site is within the Special Use Zone – Schedule 5 (Essential Service Utilities) (SUZ5), (refer to Figure 6). The relevant objectives of the SUZ and SUZ5 are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework*
- *To provide for areas in private ownership to be used for the purposes of essential service utility installations*

- *Ensure that the development of these facilities takes place in an orderly and proper manner and does not cause a loss of amenity to the surrounding neighbourhood.*

The Project requires a planning permit in accordance with **Clause 37.01-4** (Buildings and works) as the schedule to the zone only specifies that a permit is not required to construct a building or to construct or carry out works in accordance with an approved Development Plan. A Development Plan has been approved for the site but does not include the proposed works.



Figure 6 Project Site Zoning (Source: VicPlan, 2023)

4.2.3 Overlays

Environmental Significance Overlay – Schedule 1 (Murray River Corridor) (ESO1)

Part of the site is subject to Clause 42.01 ESO1 (refer to Figure 7). Relevant objectives of the ESO and ESO1 are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework*
- *To ensure that development is compatible with identified environmental values*
- *To protect the environs of the Murray River recognising its importance for nature conservation, flooding, economic development, recreation and tourism*
- *To prevent use and development of land adjoining the river from degrading water quality*
- *To restrict inappropriate use and development on land adjoining and near the River*
- *To specifically address land degradation processes including erosion, native vegetation decline, pollution of ground or surface water, groundwater accession, salinisation and soil acidity, and adverse effects on the quality of land and water habitats.*

The Project requires a planning permit to construct a building or construct or carry out works in accordance with Clause 42.01-2 (Permit requirement) in accordance with the schedule to the overlay. The ESO requires a permit to remove any vegetation (not just native vegetation) unless the removal,

destruction or lopping of vegetation is for public works, including public roads and water authority works.

As outlined in the Biodiversity Assessment at Attachment C, the vegetation proposed to be cleared for the proposed works subject to this overlay is dominated by exotic vegetation. However, as the works are being undertaken by AusNet for a public purpose a planning permit for the removal of this vegetation is not required.



Figure 7 Project Site and ESO1 (Source: VicPlan, 2023)

Heritage Overlay – Schedule 168 (Red Cliffs Main Pumping Station) (HO168)

The site is subject to Clause 43.01 HO168 (refer to Figure 8). The relevant objectives of the HO are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

The Project requires a planning permit in accordance with Clause 43.01-1 (Permit requirement).

There is an error in the siting of this HO, with the Red Cliffs Main Pumping Station not actually located where the HO168 applies. Rather it is further south. Nevertheless, a planning permit is required as the error has not been rectified at the time of this application being made.



Figure 8 Project Site and HO168 (Source: VicPlan, 2023)

Other Overlays

Other overlays within the broader RCTS site, but not impacted by the Project works include:

- Floodway Overlay (FO)
- Land Subject to Inundation Overlay (LSIO)
- Environmental Audit Overlay (EAO).

4.3 Referral Provisions

There are no referral requirements at Clause 66 of the Planning Scheme associated with this application.

5.0 Planning Assessment

The Project involves the upgrade transmission infrastructure at an existing site, minimising land use conflicts and enabling the co-location and connection with the approved Project EnergyConnect.

The Project is consistent with the PPF, SUZ, SUZ5, ESO for the following reasons:

- The proposed works are wholly within the existing RCTS site and represent upgrades rather than a substantial new development. Therefore, there will be negligible change to the existing condition, low impact to vegetation and values protected by the ESO and minimal impact to amenity of the surrounding areas.
- The works are located to the rear of the existing RCTS site and do not include new entries or exits to the RCTS. The subject works are approximately 200m away from the nearest residents resulting in low visual impact, particularly given the existing context and extensive infrastructure at the site.
- Once operational, there will be a negligible increase in noise levels. The site is advantageous because of its remote location, with farmland and some residential dwellings to the north and west and the Murray River to the south.
- As described in Biodiversity Assessment undertaken by Red-Gum Environmental Consulting, no native vegetation will be lost as a result of the Project. Nor will the works lead to any removal of remnant vegetation or pose a risk to threatened flora and fauna. Table 1, at Attachment E provides an assessment against the ESO Decision Guidelines
- While the site is located next to the Murray River, the works proposed are approximately 150m from the Murray River and within the existing RCTS footprint. Therefore, the proposed works would have no imminent impacts to the health of the river and wetlands. It is also noted that the site has an existing levee (refer Figure 4) and therefore the works would not change the flood characteristics of the site or broader area.

As described at Section 4.2.3, the Red Cliffs Main Pumping Station is not actually located where the HO168 applies. Nevertheless, this Project is consistent with the purpose of the Heritage Overlay, as works on this site have occurred previously and are upgrades rather than substantial development. Therefore, while a permit is required, the works proposed will have no interference with any heritage places.

5.1 Biodiversity Assessment

Red-Gum Environmental Consulting were engaged by the Applicant on the 31/01/23 to undertake a biodiversity assessment for the Project site. The assessment found that:

- The vegetation on the site is not representative of any Ecological Vegetation Class
- Threatened flora and fauna such as the Regent Parrot (*Polytelis anthopeplus monarchoides*), Painted Honeyeater (*Grantiella picta*) and Grey Falcon (*Falco hypoleucos*) are the most likely to have at least a chance of occurring around the site, due to suitable habitat surrounding the site, but were not present within two kilometres of the site.
- No threatened species were recorded within the site
- Only very small areas are to be impacted and the works will not see the removal of any remnant native vegetation
- EOS1 covers the eastern and south eastern section of the Project site, with only a few of the proposed works occurring within this overlay (refer to Figure 7). However, the vegetation to be cleared for the proposed works within this overlay, is dominated by exotic vegetation, and may be considered public works, meaning that a planning permit is NOT required.

The assessment concludes that the proposed works would not have significant adverse environmental effects within the site boundary and beyond.

5.2 Cultural Heritage Assessment

Red-Gum Environmental Consulting were engaged by the Applicant on the 31/01/23 to undertake an Aboriginal Cultural Heritage Due Diligence Assessment for the Project site. The assessment found that:

- There are no Aboriginal places within the site registered on the Aboriginal Cultural Heritage Register and Information System (ACHRIS), however there are three sites within 50 metres of the site, the nearest registered site being approximately 10 metres south west of the site.
- No surface archaeological component was found during the site visit
- The designated statutory area of cultural heritage sensitivity does intersect the site which has, in its entirety, been subject to Significant Disturbance as it is defined in regulation 4 of the *Aboriginal Heritage Regulations 2018*
- The risk of the proposed development harming Aboriginal cultural heritage is considered very low and a Cultural Heritage Management Plan is not warranted for the proposed activities, on this occasion.

The assessment concludes that the proposed works would carry a low risk to harm of any Aboriginal or culturally significant sites. Furthermore, the assessment includes contingencies for if any Aboriginal cultural material is uncovered during the works.

6.0 Conclusion

This application seeks approval for buildings and works associated with an existing utility installation at the Project site to enable connection of the TransGrid Energy Connect Red Cliffs to Buronga Powerline Upgrade Project.

It is considered that the Project is an appropriate response to the site's zone and is consistent with the objectives of other relevant planning policies and legislation. It is therefore requested that the Minister for Planning grant a Planning Permit so that works can proceed.

The assessment has demonstrated that the proposed works are consistent with planning policy and controls and do not conflict with the land use zoning or overlays applicable to the site. Given the minor nature of the works on an existing Terminal Station site, it is not considered that public notice of this application is warranted.

We trust that the above and enclosed information regarding the buildings and works is to the satisfaction of the Minister for Planning and look forward to your consideration of the proposal.

Please do not hesitate to contact Gabrielle Coddington (gabrielle.coddington@aecom.com or 0412 632 575) or myself should you have any further queries.

Yours faithfully



Gabi Coddington
Senior Urban Planner
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Mobile: +61 412 632 575

ATTACHMENT A – CERTIFICATE OF TITLE



Imaged Document Cover Sheet

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TITLE PLAN		EDITION 1	TP12019Y
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Location of Land	Notations
Parish: MILDURA Section: B1 Crown Allotment: 5 LTO Base Record: SDMB-C (RURAL) Title References: C/G. V.8242 F.198 Depth Limitation: 15.24 Metres	FIELDNOTES FOR THE DIMENSIONS ACCEPTED HEREIN ARE CONTAINED IN S-11186 (also see CP57137) A.M.G. CO-ORDINATES : E 613950 N 6204600 ZONE : 54

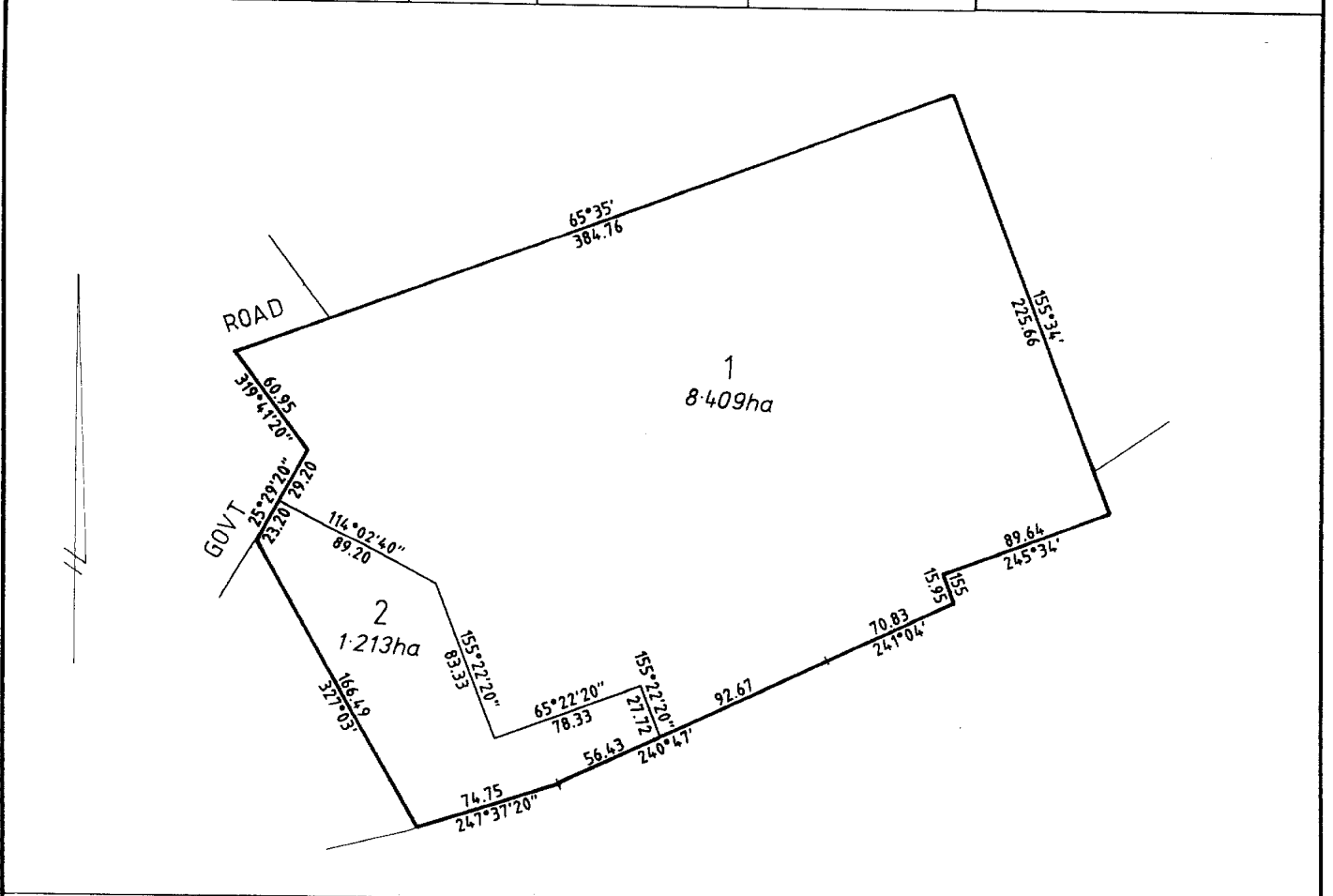
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefitted / In favour of

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Checked by *PM*

Date 21 / 12 / 98

Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: V589004H/5E
© Victorian Land Titles Office	Drawn By: P McMAHON	DEALING CODE:	Sheet 1 of 1

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10422 FOLIO 029

Security no : 124104493950X
Produced 08/03/2023 10:55 AM

LAND DESCRIPTION

Lot 1 on Title Plan 012019Y.
PARENT TITLE Volume 08242 Folio 198
Created by instrument V589004H 17/08/1998

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GPU POWERNET PTY LTD of LEVEL 8, 1 SPRING STREET MELBOURNE
V589004H 17/08/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP012019Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 718 WOOMERA AVENUE RED CLIFFS VIC 3496

DOCUMENT END



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Application for Amending the Register
Section 108 Electricity Industry Act 1993

V589004H
170898 1149 EA \$59

V589004H
170898 1149 MISC \$59



Lodged by: Freehill Hollingdale & Page
Applicant: Freehill Hollingdale & Page
Phone: (03) 9288 1234
Address: 101 Collins Street Melbourne
Ref: ANS:ACJ 20115537
Customer Code: 2961C

The applicant applies to have the register amended as necessary by reason of the operation of the Electricity Industry Act 1993.

Land: Certificate of title volume 8242 folio 198 ✓
Applicant: GPU PowerNet Pty Ltd
of Level 8, 1 Spring Street, Melbourne
Grounds of Application: The Applicant applies under section 108 of the Electricity Industry Act 1993 to be registered proprietor of part of the Land which is lot 1 on the title plan attached to this Application.
Date: 17 August 1998

Signed: Freehill Hollingdale & Page
Freehill Hollingdale & Page (ANS)
Current practitioners under the Legal Practice Act 1996 for the Applicant

TP012019Y

C/V. 8242 F.19B
(PT)
BGINA LOT 1 TP 12019Y
AREA: 8.403ha

16/8/98

12/11/90

Administrator's Certificate

Section 153TT Electricity Industry Act 1993

In accordance with Section 153TT of the Electricity Industry Act 1993 I certify that all of the property and rights of National Electricity in the whole of the land described in the attached plan as lot 1, forming part of the land described in certificate of title volume 8242 folio 198 has been allocated under an allocation statement made pursuant to section 153TS of the Electricity Industry Act 1993 to GPU PowerNet Pty Ltd under an allocation statement dated 31 October 1997.

14th August 1998

EXECUTED by the **ADMINISTRATOR**
pursuant to the Electricity Industry Act 1993:

Graham Brooke

Graham Brooke
Administrator



TITLE PLAN

EDITION 1

TP 800032P 12019Y

LOCATION OF LAND

PARISH : MILDURA
 TOWNSHIP : -
 SECTION : B ONE
 CROWN ALLOTMENT : 5
 CROWN PORTION : -
 LTO BASE RECORD : DCMB
 LAST PLAN REFERENCE : CP57137
 TITLE REFERENCE : VOLUME 8242 FOLIO 198
 AMG Co-ordinates E 613950
 (of approx. centre of land in plan) N 6204600 ZONE : 54
 DEPTH LIMITATION : 15.24 METRES

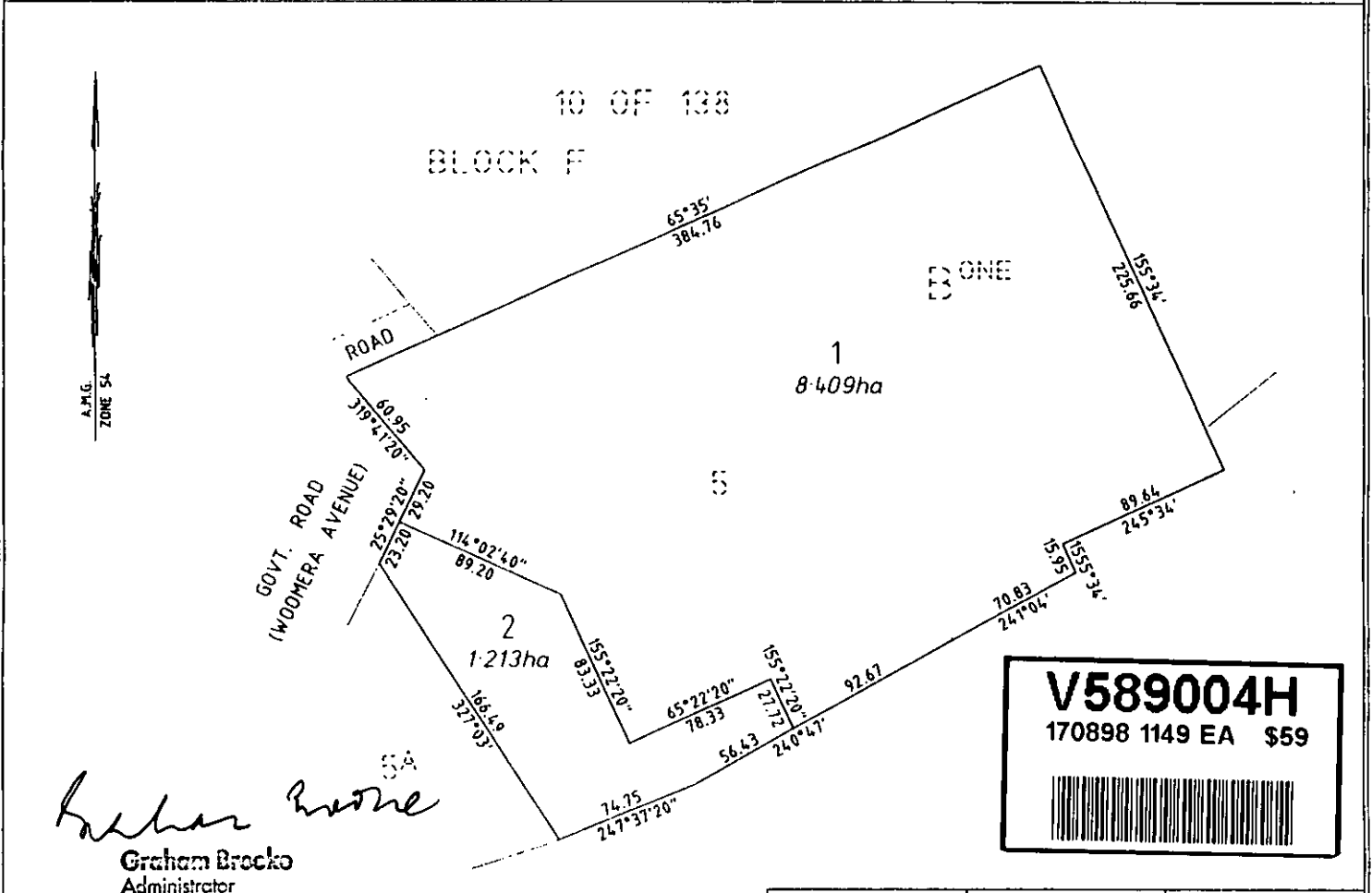
NOTATIONS

PREPARED FROM M556 (15), CP57137 & FIELDNOTES
 BY J.E.TULLOCH LS DATED 22-6-'98
 PURSUANT TO ALLOCATION STATEMENT UNDER SECTION 99
 ELECTRICITY INDUSTRY ACT 1993

Easement Information

LEGEND: E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

Easement Reference	Purpose/Authority	Width (Metres)	Origin	Land benefited/In favour of



V589004H
 170898 1149 EA \$59

Graham Brocks
Graham Brocks
 Administrator
 pursuant to the Electricity Industry Act 1993
 State Electricity Commission of Victoria

FISHER STEWART
 10 BREEZY STREET MELBOURNE
 VIC 3004
 TEL 03 5174000 FAX 03 5174000
 www.fisher-stewart.com.au

DRG No KMLC001

SCALE
 25 50 75 100
 LENGTHS ARE IN METRES

SCALE 1:2500 SHEET SIZE A3

File No. Dealing Code. Sheet 1 of 1 sheets

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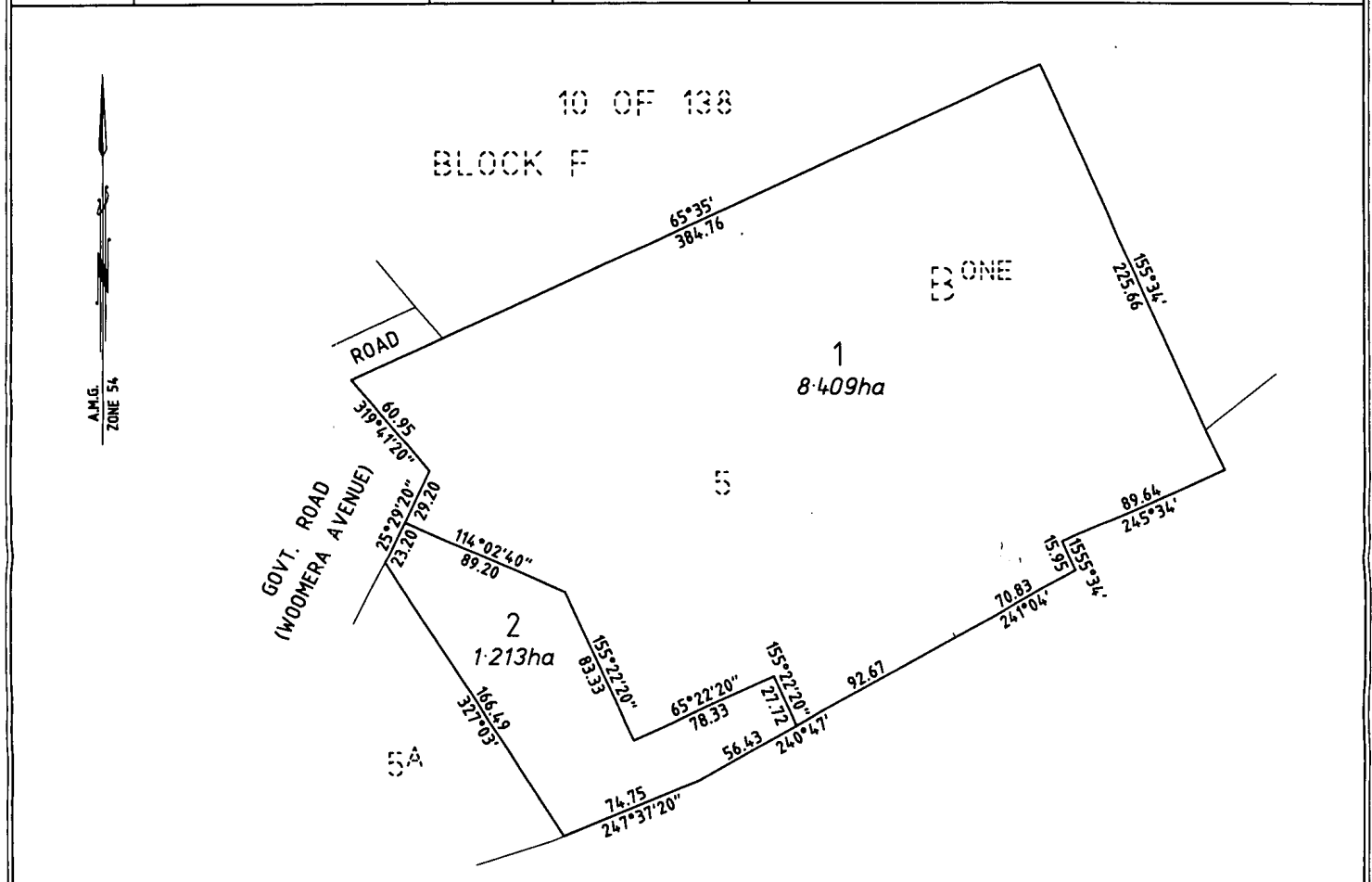
Checked by _____ Date / / Assistant Registrar of Titles

TITLE PLAN	EDITION 1	TP 12019Y
LOCATION OF LAND PARISH : MILDURA TOWNSHIP : - SECTION : B ONE CROWN ALLOTMENT : 5 CROWN PORTION : - LTO BASE RECORD : DCMB LAST PLAN REFERENCE : CP57137 TITLE REFERENCE : VOLUME 8242 FOLIO 198 AMG Co-ordinates E 613950 (of approx. centre of land in plan) N 6204600 ZONE : 54 DEPTH LIMITATION : 15.24 METRES		NOTATIONS PREPARED FROM M556 (15), CP57137 & FIELDNOTES BY J.E.TULLOCH LS DATED 22-6-'98 PURSUANT TO ALLOCATION STATEMENT UNDER SECTION 99 ELECTRICITY INDUSTRY ACT 1993

Easement Information

LEGEND: E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

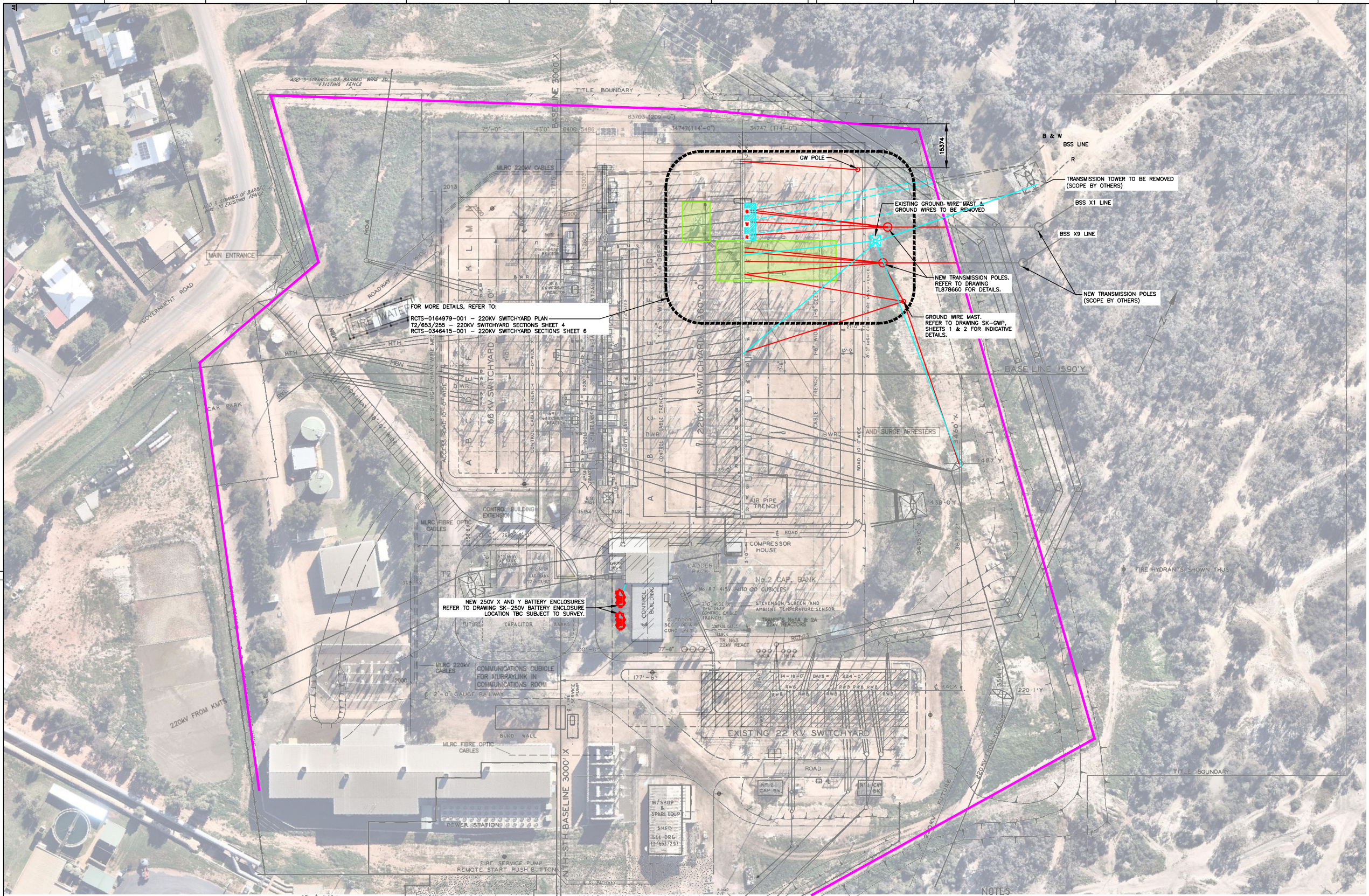
Easement Reference	Purpose/Authority	Width (Metres)	Origin	Land benefited/In favour of



FISHER STEWART PTY. LTD. A.C.N. 007 015 965 18 BREED STREET, TRARALGON P.O. BOX 637, VICTORIA 3844 TEL : 03 51740088, FAX : 03 51740088 AUSDOC : DX 84434	 FISHER STEWART ENGINEERS - SURVEYORS - TOWN PLANNERS ENVIRONMENTAL CONSULTANTS	SCALE 25 0 25 50 75 100 LENGTHS ARE IN METRES SCALE 1:2500 SHEET SIZE A3	File No. Dealing Code. Sheet 1 of 1 sheets THIS PLAN HAS BEEN PREPARED FOR LAND TITLES OFFICE TITLE DIAGRAM PURPOSES Checked by _____ Date / / Assistant Registrar of Titles
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DRG No KMLC001

ATTACHMENT B – APPLICATION PLANS



FOR MORE DETAILS, REFER TO:
 RCTS-0164979-001 - 220KV SWITCHYARD PLAN
 T2/653/255 - 220KV SWITCHYARD SECTIONS SHEET 4
 RCTS-0346415-001 - 220KV SWITCHYARD SECTIONS SHEET 6

NEW 250V X AND Y BATTERY ENCLOSURES
 REFER TO DRAWING SK-250V BATTERY ENCLOSURE
 LOCATION TBC SUBJECT TO SURVEY.

EXISTING GROUND WIRE MAST &
 GROUND WIRES TO BE REMOVED

GROUND WIRE MAST.
 REFER TO DRAWING SK-GWP.
 SHEETS 1 & 2 FOR INDICATIVE
 DETAILS.

NEW TRANSMISSION POLES.
 REFER TO DRAWING TL578660 FOR DETAILS.

B & W
 BSS LINE
 TRANSMISSION TOWER TO BE REMOVED
 (SCOPE BY OTHERS)

BSS X1 LINE

BSS X9 LINE

NEW TRANSMISSION POLES
 (SCOPE BY OTHERS)

GENERAL NOTES:

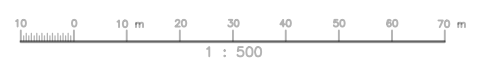
- DESIGN SUBJECT TO EQUIPMENT SELECTION & DETAILED DESIGN.
- DIMENSIONS ARE APPROX. ACTUAL MAST AND POLE LOCATIONS TO BE DETERMINED BY DESIGNER DURING DETAILED DESIGN.
- AERIAL IMAGERY CO-ORDINATE SYSTEM: EPSG3857 - WGS 84 / PSEUDO-MERCATOR.

LEGEND:

- NEW OVERHEAD LINES & POLES
- REMOVED OVERHEAD LINES & POLES
- NEW PROJECT INFRASTRUCTURE
- REMOVED INFRASTRUCTURE
- EXISTING FENCE

- NOTES**
- S.T.E. TO ARRANGE FOR CLEARING AREA MARKED THIS [Symbol]
 - C.A.A. TO MAKE AREA MARKED THIS [Symbol] SUITABLE FOR MOWING.
 - PROPOSED C.W. MESH FENCE (900mm HIGH) WITH 3 STRANDS OF BARBED WIRE [Symbol]
 - REFER TO ELIN No.3 SHUNT REACTOR DRAWING FT82/66/3/5.
 - FOR FIRE PUMPS, TANKS AND BOOSTER ASSEMBLY SCHEMATIC REFER TO T2/653/797/5.

[Symbol] ACCESS FOR MURRAYLINK TRANSMISSION COMPANY FOR MAINTENANCE AND INSPECTION.

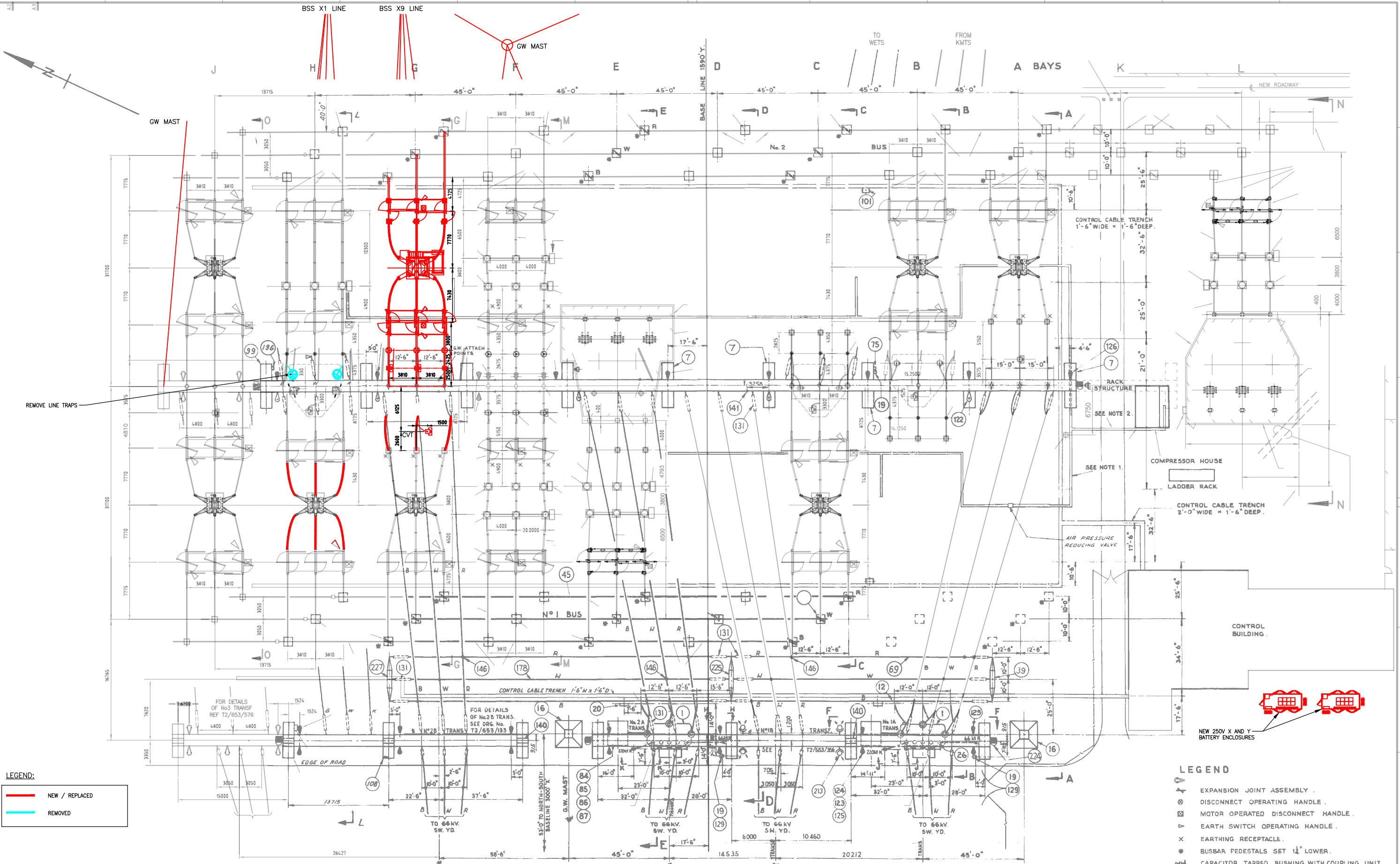


SITE CHANGES TO BE REFLECTED ON DRG No T34/876/22

REFERENCE DRAWINGS	DATE	REV	DESCRIPTION	BY	CONTRACTOR	ISSUES
FIRE PUMPS & TANKS - SCHEMATIC	T2/653/797/5					
COMPRESSOR HOUSE	DMG3/653/70					
BASIC EARTHING & CABLE EMENT PLAN	DMG1/653/4					
CONTROL BUILDING LAYOUT	DMG1/653/3					
220KV SWITCHYARD LAYOUT	DMG2/653/34					
66KV SWITCHYARD LAYOUT	DMG3/653/80					
220KV SWITCHYARD PLAN	DMG1/653/1					

DATE	REV	DESCRIPTION	BY	CONTRACTOR	ISSUES
14.02.23	0.1	RCTS 220KV CONNECTION (TC-012274) - PLANNING - FOR INFORMATION		ACCOM	

		REDCLIFFS TERMINAL STATION SITE PLAN SHOWING ELECTRICAL LAYOUT PLANNING		REF. T2/653/0
DRAWING NO. T2/653/0 DATE ISSUED: 14.02.23 REV: 0.1	SPEC. NO. RCTS-0164978-001 ORDER NO. 0.1	CONTRACTOR NO.	AUSNET SERVICES NO.	RCTS-0164978-001 0.1



LEGEND:

—	NEW / REPLACED
—	REMOVED

- NOTES**
- AIR PIPE TRENCH 9" WIDE x 6" DEEP. WITH GALVANIZED CHEQUER PLATE COVER EXCEPT WHERE NOTED.
 - CONCRETE COVERS ON THIS SECTION.
 - THIS SIDE OF PROTECTIVE WIRE FENCE IS REMOVABLE.
 - CAPACITOR VOLTAGE TRANSFORMERS WHEN NOT IN USE MUST BE EARTHED.
 - THESE DISCONNECTS ARE TO BE NORMALLY LOCKED OPEN. THEY ARE NOT TO BE USED WITHOUT REFERENCE TO PROTECTION ENGINEER.
 - 66 kV CONNECTIONS FROM O/H CONDUCTORS TO No. 1A & 2A TRANSFORMER BUSHINGS & SURGE ARRESTORS TO BE RETAINED ON SITE.
 - ITEMS 29 & 129 TO BE RELOCATED FOR PROJECT Z325.
 - TRANSF'S No.1A & 2A 66kV SURGE ARRESTERS TO BE REMOVED FOR PROJ. X432

220KV MATERIAL SCHEDULE SH 7 & 8	T2/653/467, 531	220KV MATERIAL SCHEDULE SH 9 & 10	T2/653/576, 648
220KV SW YD SECTION N-N, 0-0	T2/653/534	220KV SW YD. EARTHING PLAN	OM61/653/3
SITE PLAN.	OM60/653	22KV SWITCHYARD LAYOUT.	OM62/653/34
220KV SW YD SECTS 1-L, M-M	T2/653/255	66KV SWITCHYARD LAYOUT.	OM63/653/50
220KV SW YD. COMPRESSED AIR SYSTEM	OM64/653/87	BASIC EARTHING PLAN.	OM61/653/4
66KV WIRE LAYOUT	T2/653/364	220KV MATERIAL SCHEDULE SWT.1&2	OM63/653/646
220KV SW. YD. SECT'S E-E to K-K	T2/653/124	220KV MATERIAL SCHEDULE SWT.3&4	T2/653/125, 126
220KV SW. YD. SECT'S C-C & D-D	T2/653/183	220KV MATERIAL SCHEDULE SWT.5&6	T2/653/182, 832
220KV SW. YD. SECT'S A-A & B-B	OM61/653/8		



- LEGEND**
- EXPANSION JOINT ASSEMBLY
 - DISCONNECT OPERATING HANDLE
 - MOTOR OPERATED DISCONNECT HANDLE
 - EARTH SWITCH OPERATING HANDLE
 - EARTHING RECEPTACLE
 - BUSBAR PEDESTALS SET 1/2" LOWER
 - CAPACITOR TAPPED BUSHING WITH COUPLING UNIT
 - CAPACITOR TAPPED BUSHING
 - FLOODLIGHT INCANDESCENT
 - FLOODLIGHT INCANDESCENT TUNGSTEN HALOGEN
 - 400W HIGH PRESSURE SODIUM WATCHMAN LIGHT

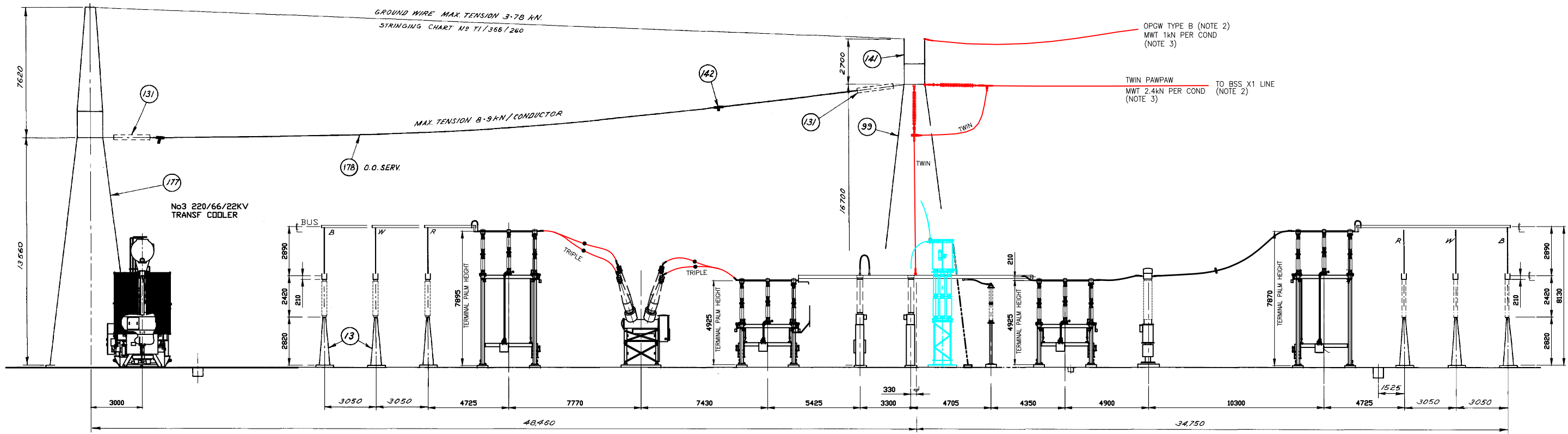
**REDCLIFFS TERMINAL STATION
220KV SWITCHYARD PLAN
AND 1A 2A TRANSFORMERS
PLANNING**

DATE	REV	DESCRIPTION	BY	CONTRACTOR	ISSUED
16.02.23	0.1	RCTS 220KV CONNECTION (TC-0012274) - PLANNING - FOR INFORMATION	AECOM		

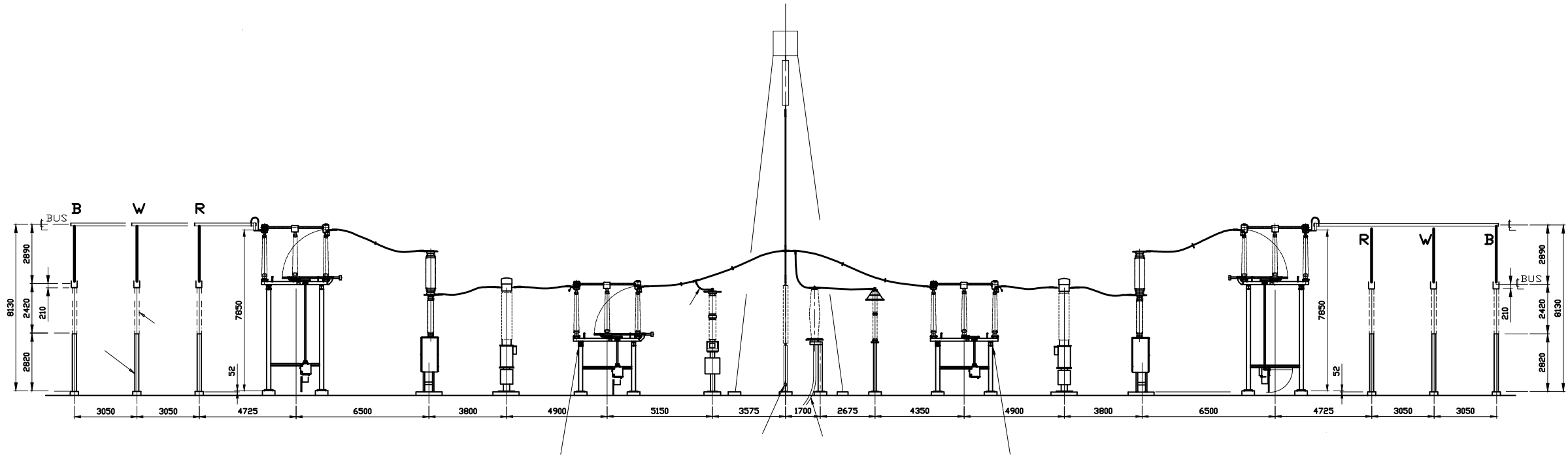
Spec No. Order No. Legacy No. Drawing No. Contractors No.

T2/653/1
RCTS-0164979-001
0.1

AusNet Services STD. B1



SECTION L-L



SECTION M-M

LEGEND:

	NEW / REPLACED
	REMOVED

- NOTES:**
- EARTH RECEPTACLES TO BE MOUNTED APPROX. 2400 ABOVE GROUND LEVEL. MOUNTING TO BE ARRANGED BY CONTRACTOR
 - OX1 OVERHEAD LINE UPGRADE DONE BY OTHERS
 - MWT FOR CONDUCTORS ARE TO BE CONFIRMED BY TRANSGRID.

220kV SWITCHYARD LAYOUT	OM61/653/1	<table border="1"> <tr> <th>DATE</th> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>CONTRACTOR</th> <th>ISSUED</th> </tr> <tr> <td>16.02.23</td> <td>0.1</td> <td>RCTS 220KV CONNECTION (TC-0012274) - PLANNING - FOR INFORMATION</td> <td></td> <td></td> <td></td> </tr> </table>	DATE	REV	DESCRIPTION	BY	CONTRACTOR	ISSUED	16.02.23	0.1	RCTS 220KV CONNECTION (TC-0012274) - PLANNING - FOR INFORMATION				<table border="1"> <tr> <td>ENDORSED DATE</td> <td>Spec No.</td> <td>Order No.</td> <td>AusNet services No</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	ENDORSED DATE	Spec No.	Order No.	AusNet services No				
DATE	REV		DESCRIPTION	BY	CONTRACTOR	ISSUED																	
16.02.23	0.1		RCTS 220KV CONNECTION (TC-0012274) - PLANNING - FOR INFORMATION																				
ENDORSED DATE	Spec No.		Order No.	AusNet services No																			
220kV SWITCHYARD SECTIONS SH 1,2,3	T2/653/2,123,124																						
220kV SW/YD MATERIAL SCHEDULES SH 1 - 4	T2/653/65,66,125,126																						
220kV SW/YD MATERIAL SCHEDULES SH 5 - 7	T2/653/132,332,467																						
220kV SW/YD MATERIAL SCHEDULES SH 8 - 10	T2/653/531,575,648																						
GROUND WIRE L/O	T2/653/364																						
DRAWING TITLE	DRAWING No.																						

REDCLIFFS TERMINAL STATION
220kV SWITCHYARD
SECTIONS
SHEET 4 - PLANNING

T2/653/255 0.1

AusNet Services STD B1

RELOCATED 1 DISC & TURNBUCKLE PER PHASE (ITEMS 14 & 7 T1/250/212) FROM TRANSFORMER END TO SWITCHYARD END

STRINGING CHART OMS4/366/13

GW MAX. TENSION 850 LBS

GRAPE GROUNDWIRE (NOTE 2) MWT 0.9kN PER COND (NOTE 4)

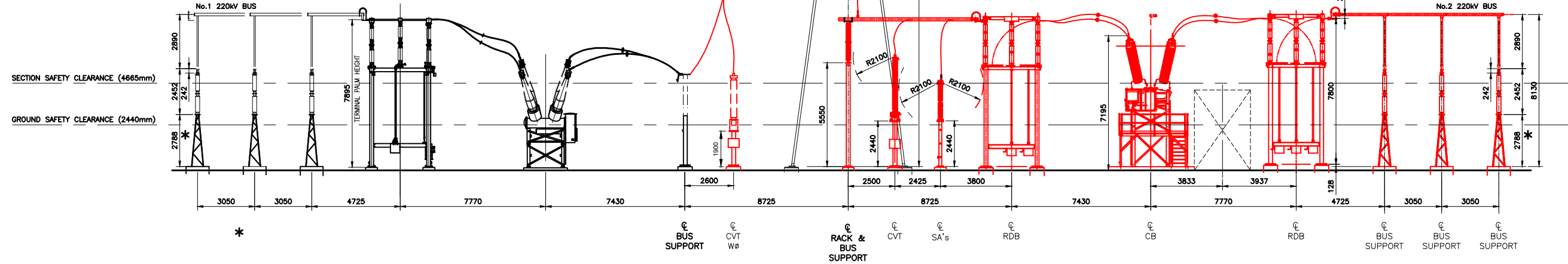
TO No2B TRANSF.

MAX TENSION 2000 LBS

TWIN PAWPAW ACSR TO BSS X9 LINE (NOTE 2) MWT 2.4kN PER COND (NOTE 4)

NOTES:

1. ELECTRICAL CLEARANCES AS PER SDM 04-0100
2. 220kV BSS X9 OVERHEAD CONNECTIONS TO BE INSTALLED BY OTHERS AND ARE INDICATIVE ONLY.
3. STAIRS FOR ITEM 387 SHALL BE POSITIONED ON THE NO.2 BUS SIDE.
4. MWT FOR CONDUCTORS ARE TO BE CONFIRMED BY TRANSGRID.

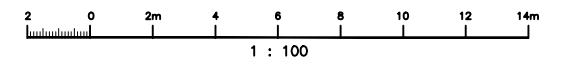


SECTION G-G

LEGEND:

—	NEW / REPLACED
—	REMOVED

ELECTRICAL CLEARANCES		
SYMBOL	CLEARANCE TYPE	220kV DIM. (mm)
G	GROUND SAFETY	2440
S	SECTION SAFETY	4665
E	PHASE TO EARTH	2100
P	PHASE TO PHASE	2415
V	VERTICAL SAFETY	3565
H	HORIZONTAL SAFETY	4125
N	NON-FLASH OVER	2225



REFERENCE DRAWINGS 220kV SW/YD SECTIONS SHEET 5 RCTS-0165510-001 220kV SW/YD SECTIONS SHEET 3 & 4 RCTS-0165102-001 & RCTS-0165033-001 220kV SW/YD SECTIONS SHEET 1 & 2 RCTS-0164980-001 & RCTS-0165101-001 220kV SWITCHYARD PLAN AND 1A 2A TRANSFORMERS RCTS-0164979-001 SITE PLAN SHOWING ELECTRICAL LAYOUT RCTS-0164978-001		REVISION 16.02.23 1.0 RCTS 220KV CONNECTION (TC-0012274) - PLANNING - FOR INFORMATION AECOM	REDCLIFFS TERMINAL STATION 220KV SWITCHYARD SECTIONS SHEET 6 - PLANNING
DRAWING TITLE RCTS-0346415-001	DATE 16.02.23	ORDERED DATE ISSUED	

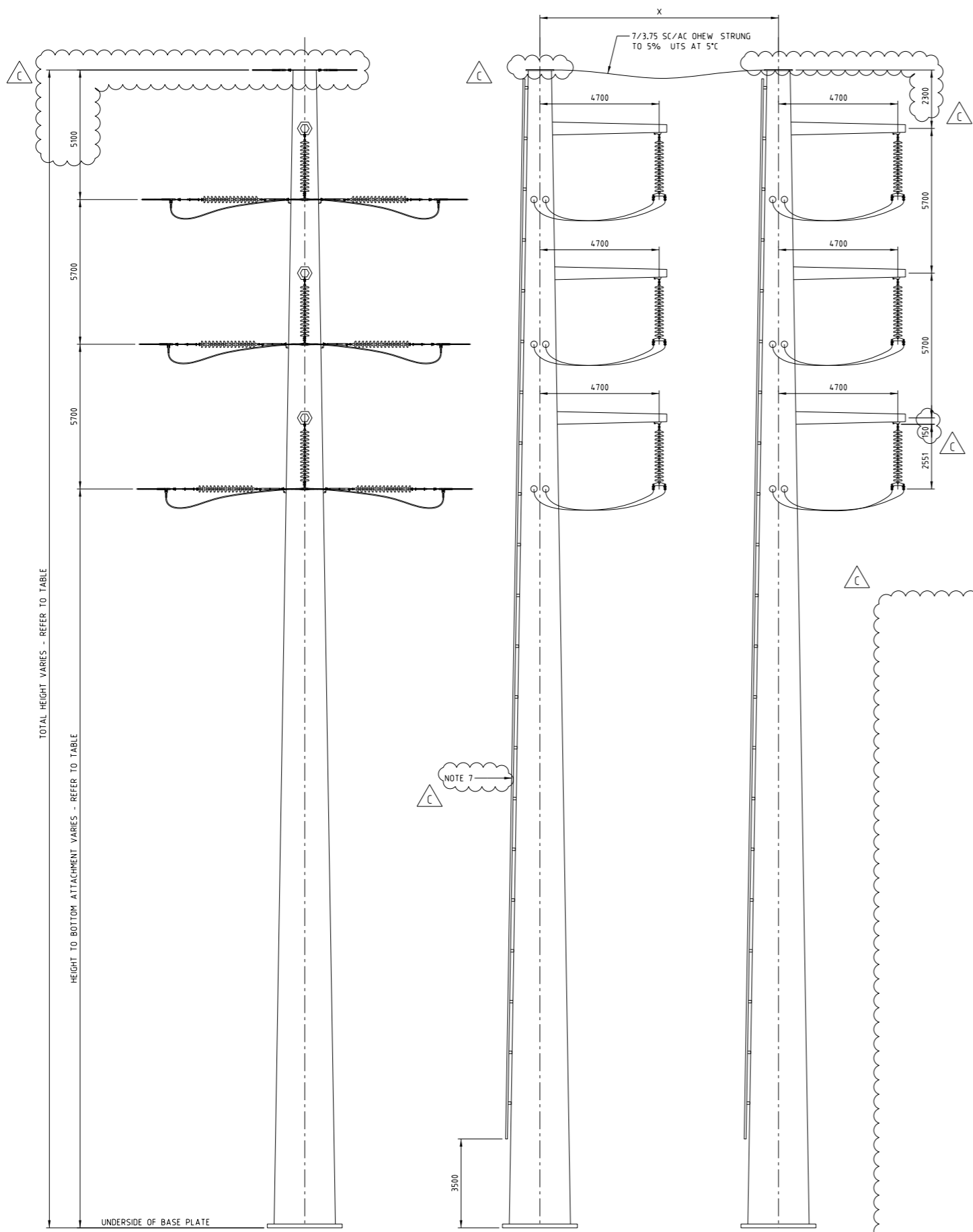
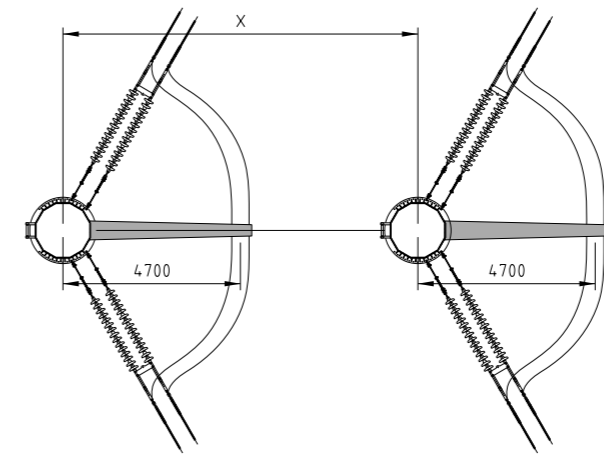


TABLE OF DIMENSIONS	
TURN-OFF ANGLE [DEG]	X [mm]
0	9400
20	9600
35	9900
50	10400
60	10900

PROPERTIES OF AVAILABLE 220kV STRAIN POLE STRUCTURES						
STRUCTURE TYPE	TIP DIA (mm)	BASE DIA (mm)	HEIGHT TO BOTTOM ATTACHMENT (m)	TOTAL HEIGHT (m)	TOTAL WEIGHT (kg)	REMARKS
30m - STRAIN	900	2022	17.1	34.0	17500	SINGLE POLE STRUCTURE
40m - STRAIN	900	2220	23.1	40.0	53615	TWO-POLE STRUCTURE
41m - STRAIN	900	2253	24.1	41.0	55565	TWO-POLE STRUCTURE
44m - STRAIN	900	2352	27.1	44.0	63969	TWO-POLE STRUCTURE
46m - STRAIN	900	2418	29.1	46.0	68347	TWO-POLE STRUCTURE
48m - STRAIN	520	1950	31.9	48.4	70814	TWO-POLE STRUCTURE



- NOTES:**
- ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.
 - POLE DIMENSIONS SHOWN ARE NOMINAL.
 - ALL POLE SECTIONS & CROSSARMS SHALL BE GR65 TO ASTM A572 WITH $F_y = 450\text{MPa}$.
 - POLE HEIGHTS ARE PROVIDED FOR GUIDANCE ONLY AND ARE BASED ON THE FOLLOWING:
 - TWIN PAWPAW ACSR CONDUCTOR WITH MAXIMUM OPERATING TEMPERATURE OF 100°C.
 - FLAT TERRAIN WITH HEIGHTS GOVERNED BY MID SPAN GROUND CLEARANCE UNDER MAXIMUM OPERATING TEMPERATURE CONDITION.
 - CONDUCTOR STRUNG @ 22.5% UTS UNDER EVERYDAY CONDITIONS (CREPT).
 - OPGW TYPE B TO MATCH 90% CONDUCTOR SAG UNDER EVERYDAY CONDITIONS (i.e. 13.1% UTS AFTER CREEP).
 - GRAPPE ACSR/GZ EARTHWIRE TO MATCH 90% CONDUCTOR SAG UNDER EVERYDAY CONDITIONS (i.e. 21.2% UTS AFTER CREEP).
 - APPROXIMATE POLE WEIGHTS SHOWN INCLUDE THE FOLLOWING:
 - TUBULAR STEEL SECTIONS (i.e. TWO POLES)
 - TUBULAR STEEL CROSSARMS (FOR JUMPER INSULATOR)
 - STEEL BASE PLATE
 - LADDER ASSEMBLY
 - ANCHOR BOLTS INCLUDING SETTING PLATES
 - ALL STEELWORKS TO BE HOT-DIP GALVANISED TO AS/NZS 4680.
 - INDICATIVE LADDER LAYOUT SHOWN. POLE SUPPLIER TO SPECIFY.
 - LADDER TO BE CLIMBABLE WITH DOUBLE LANYARD SYSTEM WITHOUT USE OF STATIC LINE CLEAT.
 - INSULATOR ATTACHMENTS TO BE DESIGNED BY POLE MANUFACTURER SUBJECT TO ENGINEER'S APPROVAL.
 - HAND-HOLDS TO BE PROVIDED AT EACH INSULATOR ATTACHMENT LEVEL.
 - LIFTING POINTS OF ADEQUATE CAPACITY TO BE PROVIDED AT LOCATIONS REQUIRED FOR SAFE LIFTING AND ERECTION OF THE POLE BY CRANE, INCLUDING AT POLE TOP. POLE TO BE CAPABLE OF LIFTING IN ONE PIECE FULLY ASSEMBLED.
 - REFER TO DRAWINGS TL-878706/01 TO 33 FOR STRAIN POLE DETAILS (FROM POLE SUPPLIER - GATEWAY).

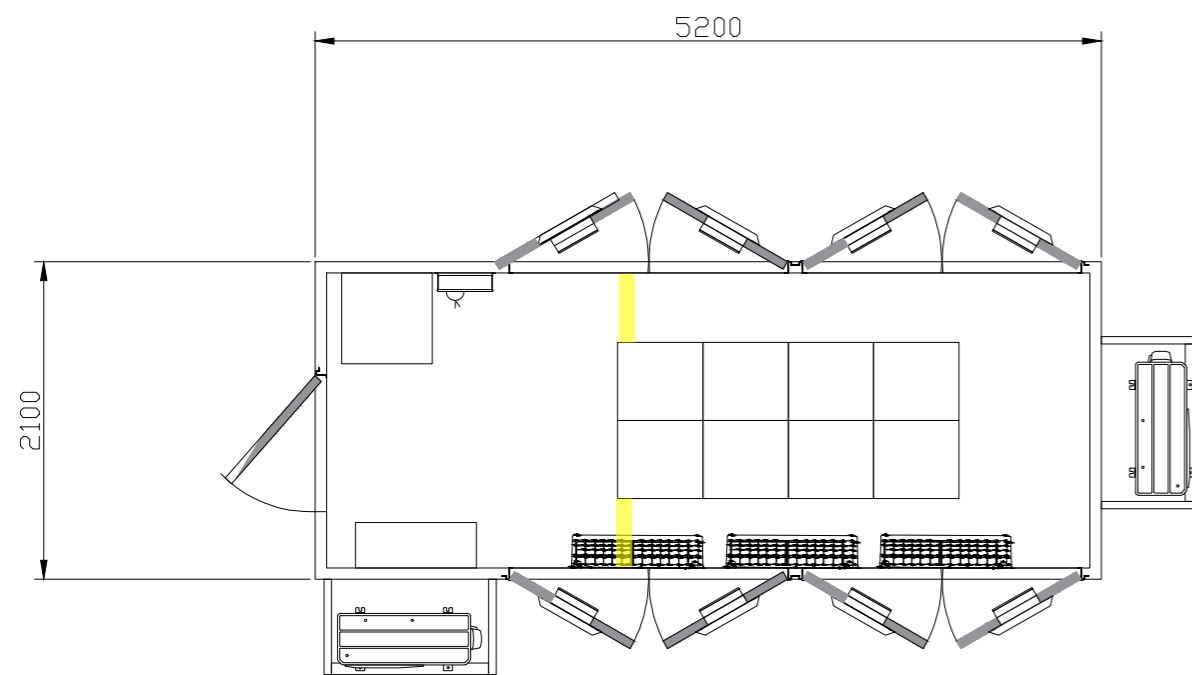
NOT FOR CONSTRUCTION TRANSVERSE ELEVATION
 (MAXIMUM POLE HEIGHT)
 SCALE N.T.S.

LONGITUDINAL ELEVATION
 (MAXIMUM POLE HEIGHT)
 SCALE N.T.S.

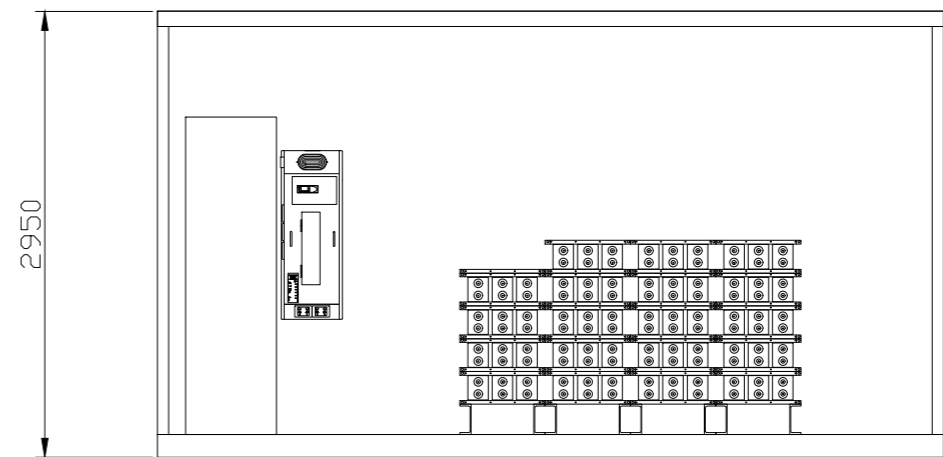
AMENDMENT:		PROJECT No. 60651037			TL-878661	220kV STRAIN/TERMINATION POLE ELECTRICAL CLEARANCE DIAGRAM	DRAWN	© TransGrid	
					TL-878662	220kV STRAIN/TERMINATION POLE LOADING CHART	REVIEWED	TRANSMISSION LINE STEEL STRUCTURE - POLE - 220kV ENERGYCONNECT - BURONGA TO RED CLIFFS	
					TL-878670	220kV SUSPENSION INSULATOR STRING ARRANGEMENT	VERIFIED	220kV STRAIN/TERMINATION POLE (PVA) PROFILE	
					TL-878672	220kV TENSION INSULATOR STRING ARRANGEMENT	APPROVED	TENTATIVE	
					TL-878706/1-21	SINGLE CIRCUIT SLIP-JOINTED STRAIN POLE DRAWINGS (GATEWAY)	APPROVAL STATUS		A1
					TL-878706/22-33	SINGLE CIRCUIT FLANGE-JOINTED STRAIN POLE DRAWINGS (GATEWAY)	SCALE AS SHOWN		TL878660
					REFERENCE DRAWINGS		PREFIX NUMBER SHEET		B
							SUPERSEDES		AMDT
							SUPERSEDED BY		INDEX CLASS'N
									30-17

566x801mm SOURCE DESIGN FILE: c:\pwworking\aecom_ds12_au\svylvia.xie@aecom.com\d0130243\TL-878660.dgn

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PLAN



ELEVATION

SK-250V BATTERY ENCLOSURE

RCTS - 250V BATTERY ENCLOSURE SKETCH
FOR INFORMATION ONLY
SCALE 1:50 @ A3

DATE: 16/02/23

ATTACHMENT C – BIODIVERSITY ASSESSMENT

Sue-Ann Lowther
AusNet Services
Level 31, 2 Southbank Boulevard
Southbank, VIC 3006



By email to SueAnn.Lowther@ausnetservices.com.au on 21/2/23

Re: Biodiversity Assessment – 718 Woomera Avenue, Red Cliffs, VIC 3496.

Dear Sue,

Thank-you for the opportunity to assist with the project. Please be advised that in this engagement, I am assuming the role of your Ecological Consultant and VQAM Accredited Assessor (VIC).

1 Desk-top Assessment

Red-Gum understands that the likely impacts of the proposal on the receiving environment is the upgrade of sections of the Red Cliffs Terminal Station (a high voltage transmission network substation, 220kV) at 718 Woomera Avenue, Red Cliffs, VIC 3496. The works will entail the construction of a new 220kV switchyard bay, two new 220kV Transgrid poles, the replacement of 2 x 250V DC batteries and internal building work to the existing battery room for new protection and communications panels. The communication and secondary equipment will also be upgraded, as well as minor upgrades of an existing 220kV switchyard bay and the demolition, removal and relocation of existing earth mast.

Red-Gum has assumed that all impacts associated with the works are as shown and confined to the development boundary as shown in **Attachment 1**. This assessment herein is a desk-top assessment of the likely environments at site and also documents the condition of the site at the time of the inspection on 18/01/23.

2 Anticipated impacts

Following review of the construction method (and consultation with the client), the construction footprint and associated losses were deduced acknowledging the following key points:

- The new developments are occurring within an existing High voltage Transmission Network Substation, Red Cliffs Terminal Station, meaning that the proposed works will be occurring in areas that have already been subject to high levels of disturbance.
- The physical size of the two new 250V battery enclosures will be approximately 3.3m x 1.9m per unit and covered by a carport style roof for additional cooling/shade for the batteries. The new 220kV bay is approximately 35m x 16m.
- The development will require stripping of existing topsoil and vegetation, with possible excavation and levelling, at the location of the new outdoor battery enclosure, new groundwire masts, new 220kV bay, new 220kV Transgrid poles and at the location of the existing earth mast/tower removal.
- These works will be carried out within the existing Red Cliffs Terminal Station Works (within Lot 1/TP1209), zoned as a Special Use Zone - Schedule 5 (SUZ5) (Essential Service Utilities) and is also affected by ESO1 Environmental Significance overlay - Schedule 1 (Murray River Corridor) and EAO Environmental Audit overlay, with very small sections of the Activity area affected by FO Floodway overlay, LSI0 Land Subject to Inundation overlay and in the Mildura Planning Scheme.

In summary, due to the type of works being completed and state of the site at the time of inspection, only very small areas are to be impacted and the works will not see the removal of any remnant native vegetation.

3 Ecological Vegetation Class (EVC) mapping

There are two different EVC's mapped as occurring within the Activity area; EVC 97 – Semi-arid Woodland and EVC 98 – Semi-arid Chenopod Woodland (**Figure 1**).

EVC 97 (Semi-arid Woodland), listed as Vulnerable, is a non-eucalypt woodland or open forest to 12m tall, of low rainfall areas. Occurs in a range of somewhat elevated positions not subject to flooding or inundation. The overstorey is dominated by Belah, Buloke, Slender Cypresspine and Sugarwood.

EVC 98 (Semi-arid Chenopod Woodland), listed as Vulnerable, is a sparse, low non-eucalypt woodland to 12m tall with a tall open chenopod shrub-dominated understorey or a treeless, tall chenopod shrubland to 3m tall. This EVC may occur as either a woodland or shrubland with trees as an occasional emergent. Trees such as Belah, Buloke, Sugarwood and Slender Native Pine may occur within this EVC.

EVC 98 is mapped as covering the majority of the area, however due to the disturbed nature of the Activity area and the lack of native vegetation within that area, the vegetation on site is not representative of any EVC.

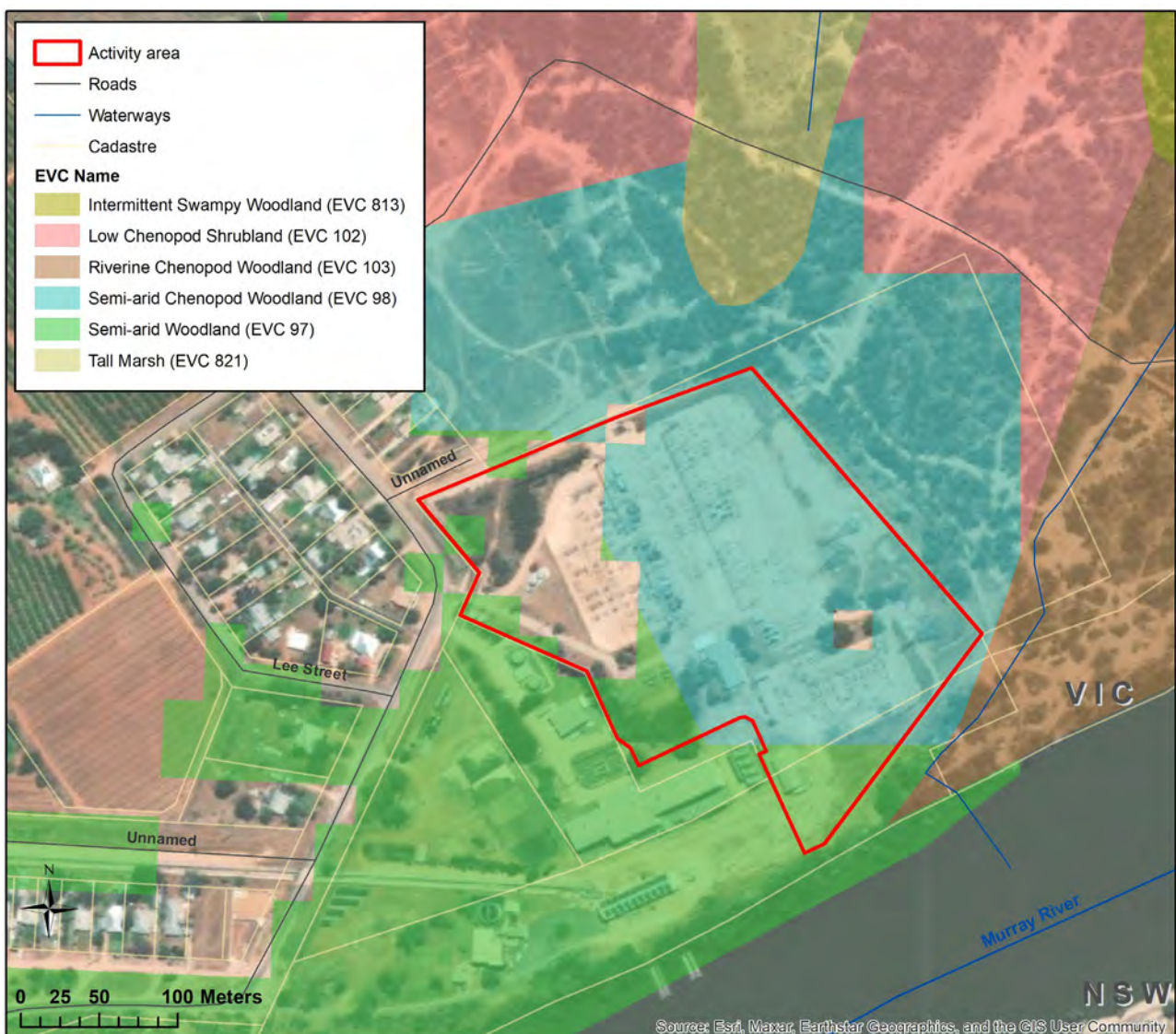


Figure 1: Modeled 2005 Ecological Vegetation Classes. Source: DELWP. Scale: 3,500

4 EPBC Protected Matters Online Search Tool

Consultation with the EPBC Protected Matters Online Search Tool searched a 1km radius of the Activity area for **Threatened Flora & Fauna** plus **Listed Threatened Ecological Communities**. The search returned two (2) listed threatened ecological communities – whose ‘Type of Presence’ was listed as ‘Community likely to occur within area’ or ‘Community may occur within area’. Those being:

1. Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions
2. Mallee Bird Community of the Murray Darling Depression Bioregion

In addition, twenty-six (26) listed Threatened Flora & Fauna species were identified as having suitable habitat within the same specified geographic range. Of the Threatened Species list (considering the nature and anticipated impacts of the proposal and existing impacts) and considering the anticipated impacts to the receiving environment, no (zero) species were considered worthy of close consideration from the *Flora* list, with three (3) species worthy of close consideration from the *Fauna* list.

The Regent Parrot (Polytelis anthopeplus monarchoides), Painted Honeyeater (Grantiella picta) and Grey Falcon (Falco hypoleucos) from the Fauna list are perhaps the most likely to have at least a chance of occurring around the site, due to suitable habitat surrounding the site, but were not present within 2km of the site.

5 NatureKIT Searches – Flora & Fauna Guarantee Act (VIC)

Consultation with NatureKIT for Fauna considered threatened in VIC, returned two (2) endangered and two (2) vulnerable fauna species listed in the FFG Act within 1km of the site (**Figure 2**). NatureKIT returned three (3) critically endangered, twelve (12) endangered and three (3) vulnerable *Flora* species listed in the FFG Act within 1km of the site (**Figure 2**).

The closest fauna species recorded is the White-browed Treecreeper (*Climacteris affinis*), 400m north east of the site and the closest flora species recorded is the Smooth Minuria (*Minuria integerrima*), located 168m north of the site (**Figure 3**).

The Smooth Minuria is generally confined to areas of heavy clay and alluvial silt on floodplains of the Murray River, from Barmah district to the South Australia border. The White-browed Treecreeper inhabits southern arid and semi-arid areas of Australia, restricted to localized populations in regenerating native pine and/or buloke and belah woodlands, or dense thickets of shrubs such as sugarwood, small cooba and umbrella wattle.

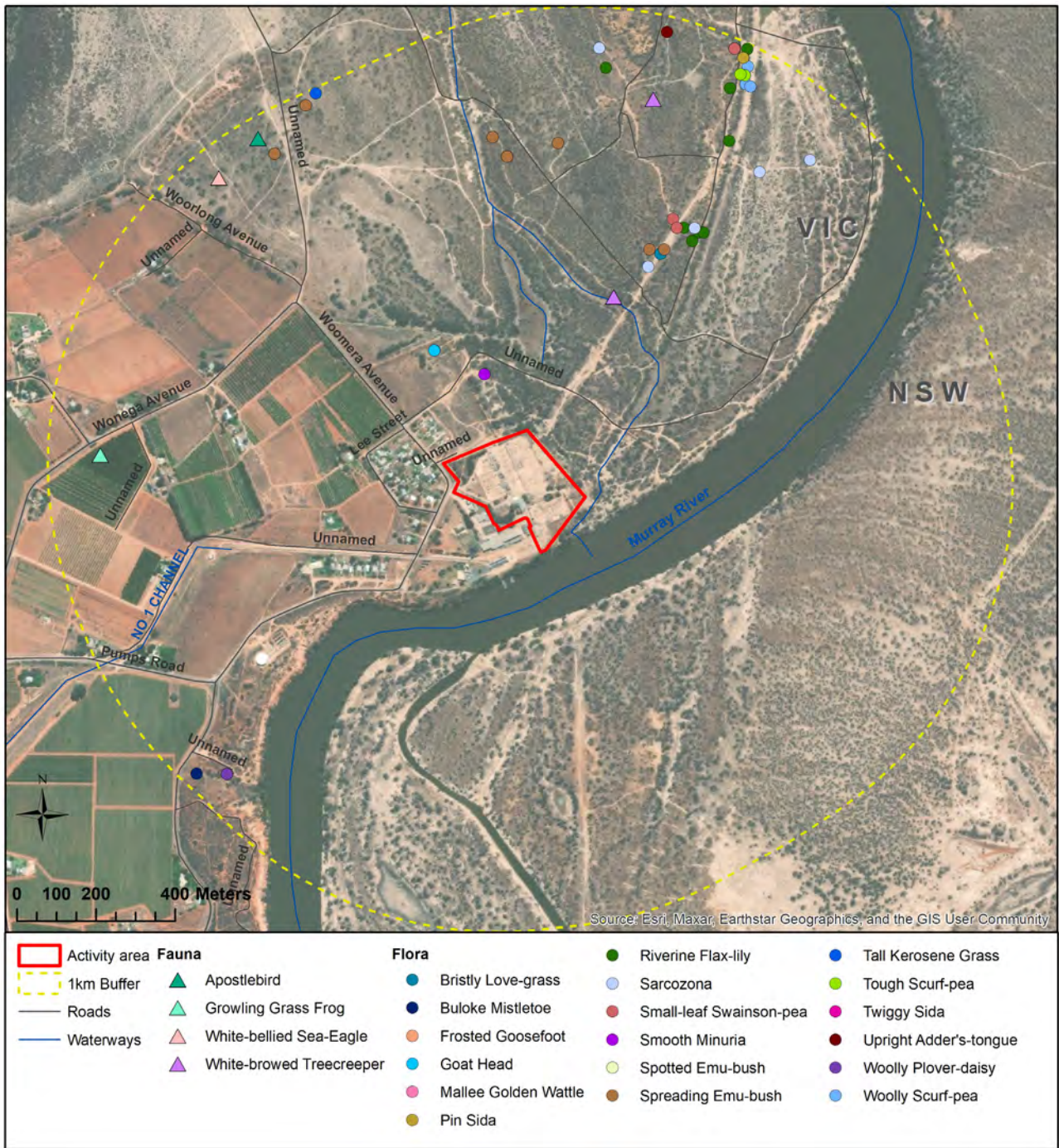


Figure 2: FFG Act listed fauna and flora within 1km of site. Source: NatureKit. Scale: 1:12,500



Figure 3: Closest FFG Act listed fauna and flora to the site. Source: NatureKit. Scale: 1: 5,000

6 Environmental Significance Overlay – Schedule 1

The Environmental Significance Overlay – Schedule 1 (EOS1) (Murray River Corridor) affects public and private land in non-urban areas and is defined by the Land Subject to Inundation Overlay Control or 100m from the Murray River, whichever is greater. The EOS1 aims to protect the environs of the Murray River recognizing its importance for nature conservation, flooding, economic development, recreation and tourism. This overlay protects the Murray River and its multiple assets by restricting inappropriate use and development of adjoining land, promoting consistent planning and management along the river corridor and ensuring that development of land adjoining the Murray River, does not degrade the water quality of the river.

*The EOS1 covers the eastern and south eastern section of the Activity area, with only a few of the proposed works occurring within this planning overlay (Figure 4). However, the vegetation to be cleared for the proposed works within this overlay, is dominated by exotic vegetation, and may be considered public works, meaning that a planning permit is **NOT** required.*



Figure 4: Environmental Significance Overlay – Schedule 1 affecting the site. Source: DEECA. Scale: 1:2,500

7 Desk-top Assessment Summary

- Impacts to the receiving environment are considered ‘Short Term’ and are unlikely to substantially affect any threatened species, but may potentially disturb some threatened species who are using the area opportunistically.
- No threatened species were recorded within the site.
- Database searches concluded that the majority of the site is mapped as EVC 98 (Semi-arid Chenopod Woodland), however due to the disturbed nature of the site, it does not align with any EVC’s.
- The site does occur in land affected by the Environmental Significance Overlay – Schedule 1.

8 Site inspection

Site inspection on 18/01/23 was conducted mid-day, conditions were cloudy. The following observations were made at the time of inspection and there were no obstacles to prevent full coverage access. The following observations were made:

- The proposed works will require the removal of planted non-endemic native vegetation and exotic vegetation around the existing buildings and the removal of exotic vegetation that occurs on the flood levee.
- The planted non-endemic native vegetation requiring removal from around the existing buildings for the development of new battery enclosure, is dominated by a variety of *Leptospermum* species and a species of Mallee Tree (**Photo 1 & 2**). Other vegetation at the location of the new battery enclosure, is dominated by exotic grasses and bushes/trees (**Photo 1**).
- The flood protection bank which occurs along the fence line of the Activity area, where an existing earth mast/tower is proposed to be removed, and two new ground wire masts and two new 220kV poles (by Transgrid) are proposed to be developed, has a ground cover dominated by exotic species with no overstorey species present. Species like Fleabane, Couch Grass and Barley Grass cover the bank, with some areas of bare ground and dead plants (**Photo 3-6**).
- The location of the proposed new 220kV bay is in an area of previously cleared ground with a few scattered exotic weeds (**Photo 7**).
- Majority of the site, underneath the powerplant, is cleared ground with a few scattered exotic weeds. No other vegetation occurs in these areas (**Photo 7-9**).
- If any threatened native fauna (birds) are present, they were not recorded during survey on the lost site on January 18th 2023.
- A targeted search for Smooth Minuria (*Minuria integerrima*) was conducted within the Activity area. The species was not recorded and is unlikely to be affected by the proposal in its current form.

Table 1: Flora species identified on site.

Scientific Name	Common Name
<i>Erigeron bonariensis</i> *	Fleabane
<i>Elymus repens</i> *	Couch Grass
<i>Hordeum vulgare</i> *	Barley Grass
<i>Quercus palustris</i> *	Pin Oak
<i>Diospyros lotus</i> *	Date-palm
<i>Eucalyptus sp.</i>	Mallee sp.
<i>Leptospermum sp.</i>	Tea tree sp.

*Exotic species



Photo 1: Native and exotic vegetation to be removed around existing buildings for new battery enclosure. North orientation. Photo: D.Wall, 2023.



Photo 2: Leptospermum species to be removed for proposed new battery enclosure. Photo: D.Wall, 2023.



Photo 3: Flood protection bank dominated by exotic species, with areas of bare ground and dead plants. Approximate location of one of the new groundwire masts. South east orientation. Photo: D.Wall, 2023.



Photo 4: Earth mast/tower proposed to be removed. Area dominated by exotics. Photo: D.Wall, 2023.



Photo 5: North western boundary of Activity area. Approximate location of one of the new groundwire masts. Ground cover dominated by exotics. Photo: D.Wall, 2023.



Photo 6: Two new 220kV poles to be developed along fenceline, north east boundary of site. Photo: D.Wall, 2023.



Photo 7: Approximate location of new 220kV Bay. North west orientation. Photo: D.Wall, 2023.



Photo 8: Cleared ground over majority of the site. Existing buildings within the site. South east orientation. Photo: D.Wall, 2023.



Photo 9: Cleared ground over majority of the site underneath existing power plant. Photo: D.Wall, 2023.

9 Summary & Recommendations

The loss of non-local planted native shrubs, in my opinion, is unlikely to warrant a Planning Permit to permit the completion of the works, provided that:

1. The works should not affect any areas outside the Activity area.
2. Any weeds removed (particularly those bearing seeds) are to be disposed of appropriately at the nearest waste management facility.

Please be advised that Ausnet may seek verification of any of the opinions/recommendations provided herein through legal advice and that this report is not to be distributed to third parties without the expressed written approval of Red-Gum Environmental Consulting.

Notwithstanding the previous paragraph, Red-Gum Environmental Consulting consents to the provision of this report to the Department of Transport and Planning.

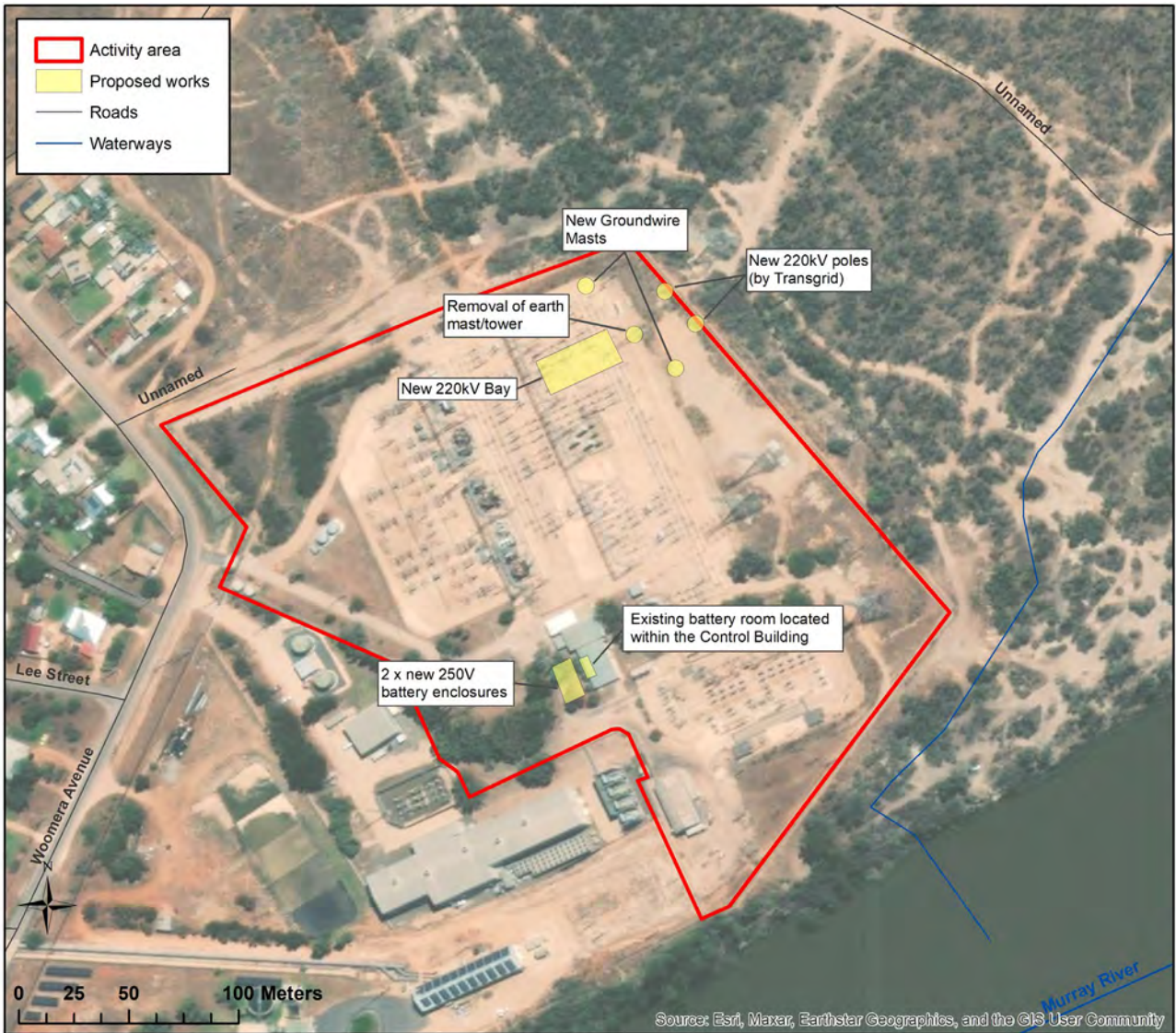
Regards



Mr Damian Wall
Managing Director
BAppSc, MEnvMgt, GradCert CHM, MAACAI

21/2/23

Appendix 1: Loss Site at Red Cliffs Terminal Station – 718 Woomera Avenue, Red Cliffs, VIC 3496



ATTACHMENT D – CULTURAL HERITAGE ASSESSMENT

ATTACHMENT E – ESO ASSESSMENT

Table 1 ESO1 – Decision Guideline Assessment

Decision Guideline	Response
<p>Access</p> <ul style="list-style-type: none"> Whether alienation or obstruction of the waterway and the foreshore resource by or for private purposes is minimised 	<p>The Project is proposed wholly within the existing site with no alienation or obstruction of the waterway proposed.</p>
<p>Bank disturbance</p> <ul style="list-style-type: none"> Whether disturbance to the shape of the bank and riparian vegetation is minimised. Whether human access to the bank of the Murray River minimises the adverse impacts on the stability of the bank and on vegetation. Whether stock access to the bank of the Murray River minimises the adverse impacts on the stability of the bank and on vegetation. Whether development of riverfront land is minimises bank disturbance. Whether it is appropriate for any approval to include permit conditions which ensure that any bank disturbance is minimised and where possible, restores the natural appearance of the river bank. 	<p>The Project is proposed wholly within the existing site with no works taking place on the Murray River bank, meaning there would be no disturbance.</p>
<p>Building setbacks and design</p> <ul style="list-style-type: none"> Whether buildings (other than buildings dependent on a location adjacent to the River such as a ramp, pump shed or jetty) are set back a distance of at least 100 metres from the river bank or from an existing river levee. Whether buildings are designed so as to complement the natural environment generally in accordance with the River Murray Landscape Guidelines (Built Structures) and the Siting and Design Guidelines for Water Diversion Works on or across Crown Land. 	<p>The setback of this Project is more than 100 metres from the Murray River bank, meaning there is no obstruction to the existing river levee.</p>
<p>Earthworks</p> <ul style="list-style-type: none"> Whether earthworks obstruct natural flow paths or drainage lines. 	<p>The Project is proposed wholly within the existing site with no obstruction to natural flow paths or drainage lines proposed.</p>
<p>Effluent disposal</p> <ul style="list-style-type: none"> Whether septic tanks are appropriate: <ul style="list-style-type: none"> within this overlay area; on flood liable land; where the water table is within 2 metres of the surface; in close proximity to a sensitive natural environment; if seasonably low evapotranspiration is common; or on soils of low permeability. Whether alternate EPA approved systems are preferred to septic tanks or package sewerage treatment plants. Whether excess stormwater should be disposed of on-site and away from any septic absorption area. 	<p>The Project is proposed wholly within the existing site with no effluent disposal proposed.</p>
<p>Heritage</p> <ul style="list-style-type: none"> Whether development is designed so as to protect and enhance historic and archaeological sites and the natural and cultural heritage of the river environs. 	<p>The works are located wholly within the existing site where works taking place are upgrades and will not disrupt</p>

Decision Guideline	Response
<ul style="list-style-type: none"> The views of the traditional owners of the land. 	<p>historical assets or landscape views. As identified at Section 4.3, the Project will have no interference with any heritage places and would carry a low risk to harm of any Aboriginal or culturally significant sites.</p>
<p>Land degradation</p> <ul style="list-style-type: none"> Whether it is appropriate for any approval to include permit conditions which specifically address land degradation processes including erosion, native vegetation decline, pollution of ground or surface water, groundwater accession, salination and soil acidity, and adverse effects on the quality of land and water habitats. 	<p>The works are located wholly within the existing site where the works taking place are upgrades and will not lead to adverse land degradation.</p>
<p>Landscape</p> <ul style="list-style-type: none"> Whether it is appropriate for any approval which has a visual impact on the riverine landscape to include permit conditions which lessen that impact by requiring the planting of a variety of appropriate vegetation species (preferably indigenous) and by other means as appropriate. 	<p>The works are located wholly within the existing site where the works taking place are upgrades and locationally unobstructive to landscape views of significance.</p>
<p>River related activity and development</p> <ul style="list-style-type: none"> Whether development which does not have an essential relationship with the river is set back from the bank of the Murray River, preferably outside the overlay area. Whether it is appropriate for any approval within this overlay area to include permit conditions which provide for and facilitate public access to the foreshore. 	<p>The works are located wholly within the existing site which is generously setback from the Murray River bank and located in a remote area where public activity does not occur.</p>
<p>Subdivision</p> <ul style="list-style-type: none"> Whether any subdivision (or re-subdivision) of land within a Farming Zone increases the existing number of lots. 	<p>n/a – no subdivision is proposed.</p>
<p>Water quality</p> <ul style="list-style-type: none"> Whether it is appropriate for any approval on land affected by this overlay to include permit conditions which improve the quality of water in the Murray River and reduce the prospects of pollution caused by salts, nutrients chemicals, sediments, wastes and other pollutants from entering the Murray River. 	<p>The works are located wholly within the existing site where the works taking place are upgrades and would have no adverse impact to the water quality of the Murray River.</p>
<p>Wetlands</p> <ul style="list-style-type: none"> Whether it is appropriate for any approval affecting wetlands within the overlay area to include permit conditions which: <ul style="list-style-type: none"> provide for a hydrological regime appropriate for the maintenance or restoration of the productive capacity of the wetland; address the potential impact of surrounding land uses and incorporate measures such as vegetated buffer areas which counteract any adverse effects; control human and animal access; prevent negative impacts to wetland water quality; and conserve native plants and animals. 	<p>The works are located wholly within the existing site where the work taking place are upgrades and will not impact wetlands.</p>